

**FOR SALE**



**Napier Road, South Croydon**

**2 Bedrooms, 1 Bathroom, Semi-Detached House**

**Asking Price Of £375,000**

**MARTIN&CO**





GUIDE PRICE £390,000 - £400,000

## Napier Road, South Croydon

2 Bedrooms, 1 Bathroom

Asking Price Of £375,000

- Semi-Detached House
- Large 23' Reception Room
- Feature Log Burner
- Two Double Bedrooms
- Modern Kitchen & Bathroom

Enjoying a sought-after South Croydon setting close to Sanderstead and Purley Oaks Stations, as well as an Ofsted 'Good'-rated primary school this delightful semi-detached Victorian house would make a perfect first home or letting investment, in our opinion.

The accommodation affords a spacious double reception room with wood-burning stove, a smart modern fitted kitchen with built-in oven and gas hob, a downstairs bathroom/wc, landing, two double bedrooms and benefits from gas heating together with double glazing. Externally there is a small front garden and an attractively landscaped sunny rear garden ideal for al fresco entertaining.

For commuters, Purley Oaks and Sanderstead Stations are both just a ten minute walk away and there are regular bus services nearby towards Croydon and Purley. Parking is available in the road with a resident's permit from Croydon Council. There is an excellent range of convenience shops, cafes and take-aways close at hand on Sanderstead Road and Brighton Road. Purley Oaks Primary School - rated a s 'Good' by Ofsted in 2019 is literally just around the corner in Bynes Road.

The ideal investment, fantastic first home, or perfect for those trading up from a flat, this lovely home is sure to prove popular with prospective purchasers and you should call the seller's sole agent Martin & Co Croydon now for an appointment to view!



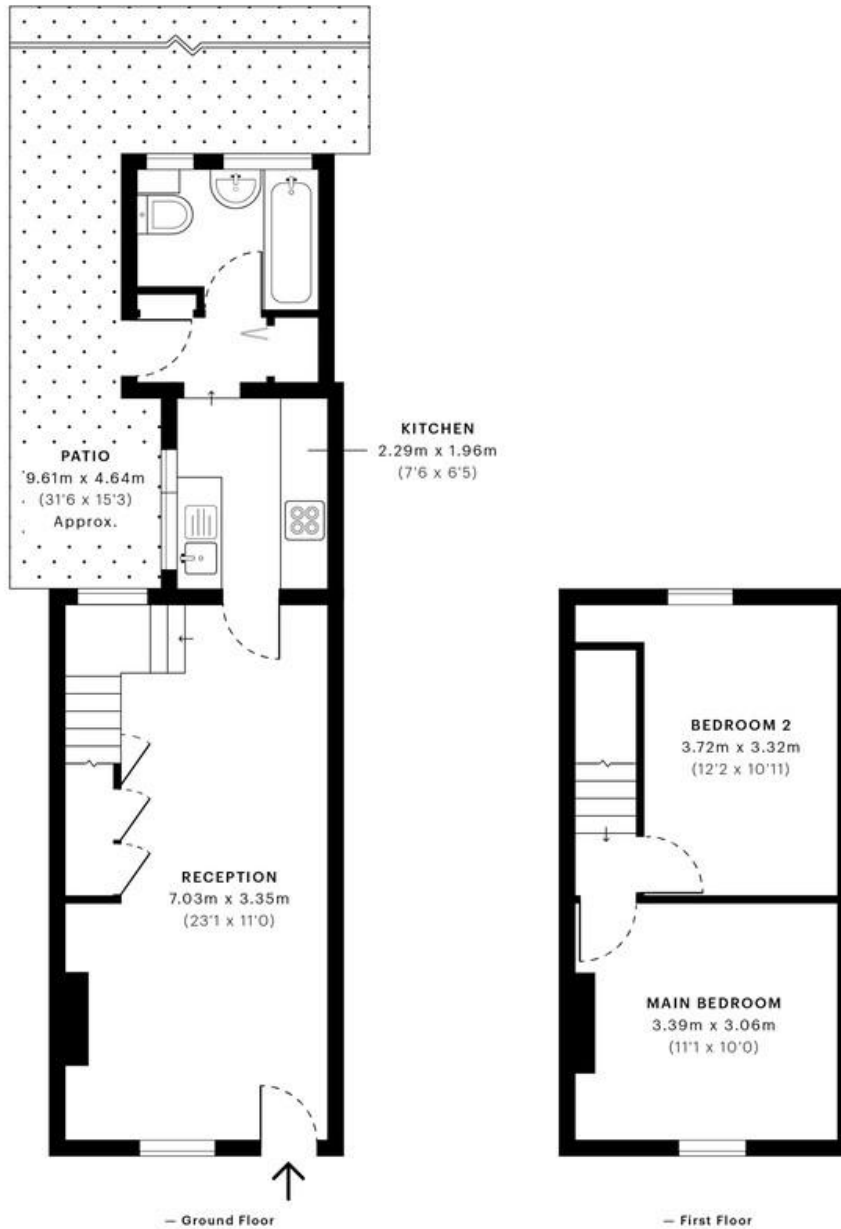






Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		





**Martin & Co Croydon**

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

